

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 3

Property ID: R44601

Property Information

28,29

property address: 206 ROSS
legal description: SUBER #4, BLOCK 3, LOT 13 & 14 (E 1/2 OF)
owner name/address: KOLBER, JERIANNE WHITCOMB
206 ROSS
BRYAN, TX 77801
full business name: Ross Place
land use category: ? type of business: ?
current zoning: C-3 occupancy status: OCC
lot area (square feet): 9750 frontage along Texas Avenue (feet): -
lot depth (feet): 130 sq. footage of building: 5900
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards
NO NO NO 75

Improvements

of buildings: 1 building height (feet): 20 # of stories: 1
type of buildings (specify): metal
building/site condition: 4

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) _____

approximate construction date: 1965 accessible to the public: ☐ yes ☐ no
possible historic resource: ☐ yes ☐ no sidewalks along Texas Avenue: ☐ yes ☐ no
other improvements: ☐ yes ☐ no (specify) chain link fence
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use
of signs: _____ type/material of sign: _____
overall condition (specify): _____
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 2
lot type: ☐ asphalt ☒ concrete ☐ other _____
space sizes: 5 x 14 sufficient off-street parking for existing land use: ☐ yes ☒ no
overall condition: good
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 2 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☐ yes ☒ no

comments: _____

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☒ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

